

Chamberlain Phillips
PROPERTY AGENTS

Quay Lane, Beaumont

Guide Price £450,000

Property Overview

Set amidst the peaceful and historic surroundings of Beaumont Quay, this delightful three-bedroom semi-detached home perfectly blends timeless country charm with modern comfort an idyllic retreat for families and equestrian enthusiasts alike.

Occupying a generous one-third acre plot (STMS), the property enjoys a truly picturesque setting, surrounded by open countryside, bridleways, and beautiful rural scenery. Whether you're drawn to the outdoor lifestyle, the sound of birdsong, or the tranquillity of wide, open skies, this home offers a rare opportunity to embrace village life at its finest.

Inside, the accommodation is both warm and versatile. Two inviting reception rooms provide space for both relaxation and entertaining, while the well-appointed kitchen, complete with elegant stone worktops, caters effortlessly to modern family living. The garden room/sitting room, featuring a charming log burner, creates a cosy haven from which to enjoy views across the extensive gardens the perfect spot to unwind after a countryside walk. A utility room and a ground-floor shower room add further practicality to the layout.

Upstairs, three generously sized bedrooms offer comfort and character, each enjoying lovely views over the surrounding fields. A well-presented family bathroom completes the first floor, creating a peaceful and homely feel throughout. There is also a boarded loft with roof lights, accessed via a fixed loft ladder, providing useful additional space and storage.

Outside, the wraparound gardens form an enchanting backdrop ideal for al fresco dining, family gatherings, or simply soaking in the rural tranquillity. A large detached garage/workshop and carport provide excellent storage and parking, making this home as functional as it is beautiful.

This is more than a house it's a lifestyle opportunity, offering space, serenity, and a genuine connection to the countryside, all while remaining within easy reach of nearby amenities and transport links.













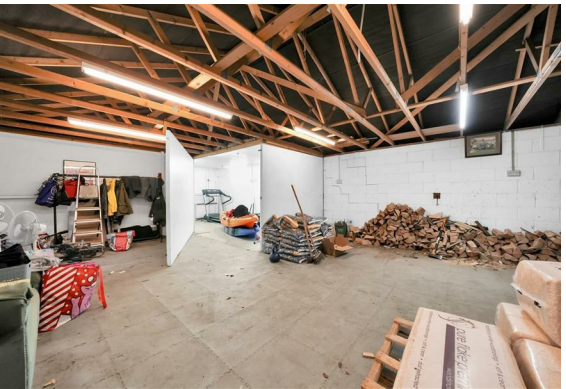












Property Setting:

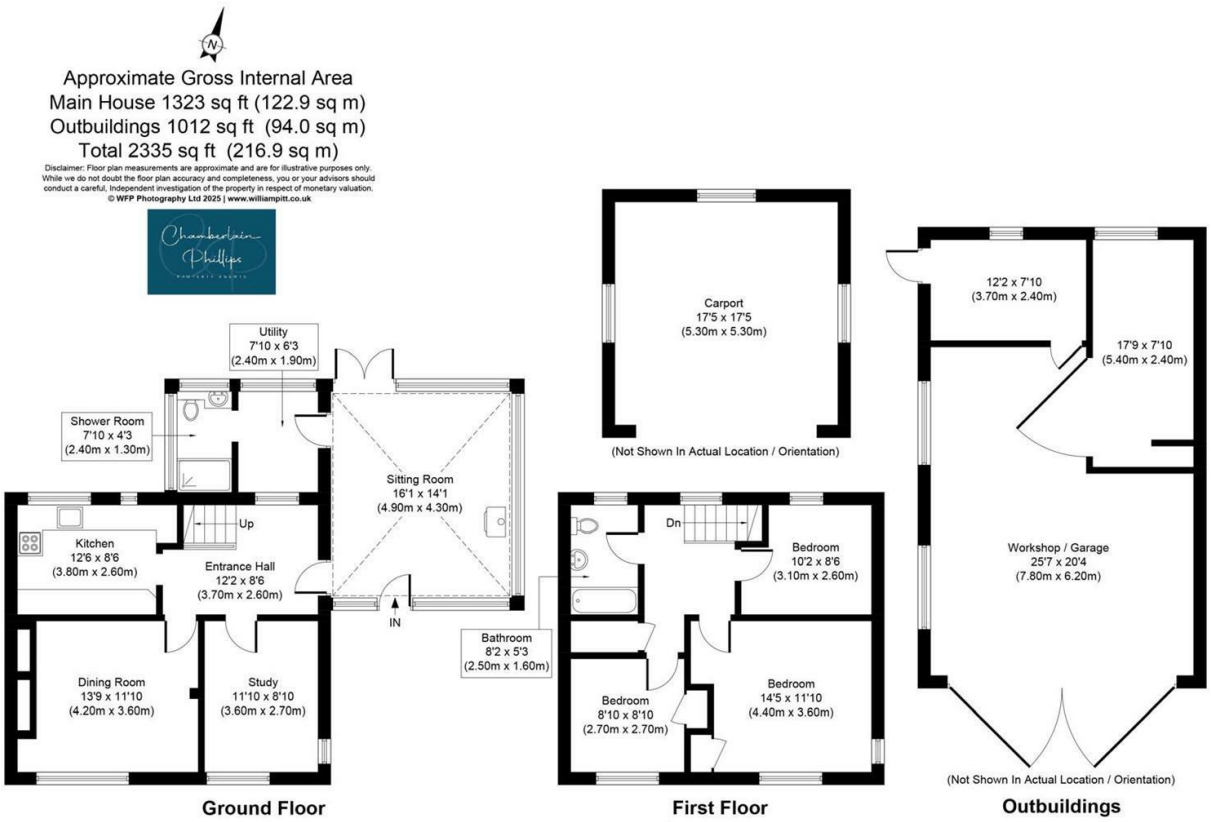
Beaumont Cum Moze is a small village in rural north-east Essex with a rich community life centred around the church, the village hall and a well-stocked farm shop. A small and very pleasant village located about two miles from Thorpe Le Soken and comprising of about 40 dwellings.

The east of the village affords superb coastal views over Hamford Water which is an area designated of outstanding natural beauty. There are excellent local facilities at nearby Thorpe Le Soken, with its mainline rail station direct to London Liverpool Street (approximately 80 minutes).

There is easy access to the A120 and Colchester (approximately13 miles) with its comprehensive, educational, recreational and commercial facilities, together with excellent riding and walking in the area, and for the boating enthusiast, there is access to the Walton Backwaters at Landermere Quay and from Titchmarsh Marina.

Important Information:
Tenure - Freehold
Council Tax Band - C
Services - Mains Electric, Mains Water & Private Drainage
Heating - Radiators via oil boiler
Mobile Coverage Indoor: Vodafone - 86% / EE - 82% / o2 - 78% / Three - 68%
Broadband: Ultrafast broadband is available at this address

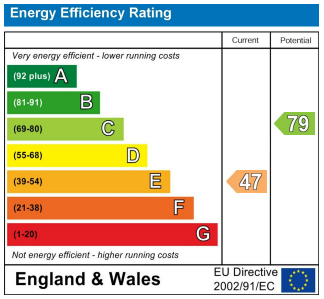
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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